

Doc # 4709

MEMORANDUM

January 23, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on twenty-seven zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

Categories

	<u>Approval</u>	<u>Denial</u>	<u>Recommendations</u> <u>Denial w/o</u> <u>Prejudice</u>	<u>Deferral</u>
Residential conversions	9			1
Major new housing or rehabilitation	6	1		1
Residential (building expansions, subdivisions, etc.)	1	1		
Parking; gas stations; repair garages	1			
Industrial; chemical storage				
Institutional	2			
Commercial; office; business	2			
Hotels; restaurants	1			
Signs				

We recommend approval of nine residential conversions:

- Z-8208. 29 Seaverns Avenue, Jamaica Plain. Existing two-family dwelling.
- Z-8201. 57 St. Andrew Road, East Boston. Existing three-family dwelling.
- Z-8221. 94 G Street, South Boston. Four-family dwelling.
- Z-8222. 26 Thurston Street, East Boston. Existing three-family dwelling.
- Z-8232. 17 Franklin Street, Charlestown. Two-family dwelling.
- Z-8235. 163 Trenton Street, East Boston. Four-family dwelling.
- Z-8282- 66 Rexford Street and 884-886 Cummins Highway, Mattapan.
8283. Occupancies existing many years.

Z-8304. 863 Saratoga Street, East Boston. Four-family dwelling.

Z-8313. 65 Story Street, South Boston. Three-family dwelling.

We recommend approval of six new housing-rehabilitation referrals:

Z-8199- 41-43 Auburn Street, Charlestown. Two- and three-family duplex
8200. dwelling.

Z-8264. 4 Moloney Street, West Roxbury. One-family dwelling.

Z-8265. 37-39 Hampstead Road, Jamaica Plain. Two-family dwelling.

Z-8299. 86 Hewlett Street, Roslindale. Two-family dwelling.

Z-8336. 123A-127 Falcon Street, East Boston. Four-unit condominium
structure.

Z-8044- 137-171 Walnut Street, Dorchester. Seventy-seven apartments.
8389.

We recommend approval of one residential building expansions, subdivisions:

Z-8229. 203 Beech Street, Roslindale. Rear sun porch addition.

We recommend approval of one parking referral:

Z-8231. 121 Msgr. P.J. Lydon Way. Resident parking lot.

We recommend approval of two institutional referrals:

Z-8195. 521 East Seventh Street, South Boston. Children after school
program.

Z-8224. 56 Dimock Street, Roxbury. Alcoholism outpatient program.

We recommend approval of two commercial, office, business referrals:

Z-8193- 540-544 Tremont Street, Boston. Retail stores and restaurant.
8194.

Z-8358. 1828-1832 Centre Street, West Roxbury. Doctors' offices.

We recommend approval of one restaurant referral:

Z-8250. 100 Washington Street, Dorchester. Burger King restaurant.

We recommend denial of two referrals:

Z-8227. 220 Manthorne Road, West Roxbury. Incompatible with single-family
residential neighborhood.

Z-8196. 28 Dwight Street, Boston. Incompatible roof top addition.

We recommend deferral of three referrals:

- Z-8202. 614 Columbus Avenue, Boston. Petitioner must review plans with Neighborhood Association and abutters.
- Z-8230. 135-143 West Third Street, South Boston. Appellant must review plans with community.
- Z-8234. 159 Salem Street, Boston. Authority must view proposed rear addition.

BOARD OF APPEAL REFERRALS

January 23, 1986

Hearing

- | | | | |
|-----|-------------|---------|--|
| 1. | Z-8193-8194 | 1/28/86 | Emilios Ventouris
540-544 Tremont Street, Boston |
| 2. | Z-8195 | 1/28/86 | South Boston Neighborhood House
521 East Seventh Street
South Boston |
| 3. | Z-8196 | 1/28/86 | H & P Management
28 Dwight Street, Boston |
| 4. | Z-8199-8200 | 1/28/86 | Auburn Realty Trust
41-43 Auburn Street, Charlestown |
| 5. | Z-8201 | 1/28/86 | Virginia Shanahan
57 St. Andrew Road, East Boston |
| 6. | Z-8202 | 1/28/86 | Vincent McDonough
614 Columbus Avenue, Boston |
| 7. | Z-8208 | 1/28/86 | James R. Knopp
29 Seaverns Avenue, Jamaica Plain |
| 8. | Z-8221 | 1/28/86 | Bradford Winston
94 G Street, South Boston |
| 9. | Z-8222 | 1/28/86 | Vincent Galuna
26 Thurston Street, East Boston |
| 10. | Z-8224 | 2/11/86 | New England Hospital
56 Dimock Street, Roxbury |
| 11. | Z-8227 | 2/11/86 | Bonita M. Ward
220 Manthorne Road, West Roxbury |
| 12. | Z-8229 | 2/11/86 | Mary T. Sullivan
203 Beech Street, Roslindale |
| 13. | Z-8230 | 2/11/86 | Thomas Smith
135-143 West Third Street
South Boston |
| 14. | Z-8231 | 2/11/86 | Timothy J. Sullivan
121 Msgr. P. J. Lydon Way
Dorchester |
| 15. | Z-8232 | 2/11/86 | Mark Smith
17 Franklin Street, Charlestown |
| 16. | Z-8234 | 2/11/86 | George DeMarco, Jr.
159 Salem Street, Boston |

BOARD OF APPEAL REFERRALS

January 23, 1986

Hearing

- | | | | |
|-----|---------------------------------------|---------|---|
| 17. | Z-8235 | 2/11/86 | Anson B. Smith
163 Trenton Street
East Boston |
| 18. | Z-8250 | 1/28/86 | Burger King Corporation
100 Washington Street
Dorchester |
| 19. | Z-8264 | 2/11/86 | Marilyn M. Morrissey
4 Moloney Street, West Roxbury |
| 20. | Z-8265 | 2/11/86 | James Mahoney
37-39 Hampstead Road
Jamaica Plain |
| 21. | Z-8282-8283 | 2/11/86 | Joseph & Lena S. Halabi
66 Rexford Street &
884-886 Cummins Highway, Mattapan |
| 22. | Z-8299 | 2/11/86 | Janice Leydon
86 Hewlett Street, Roslindale |
| 23. | Z-8304 | 1/28/86 | Dorothy Flammia
863 Saratoga Street
East Boston |
| 24. | Z-8313 | 1/28/86 | Brendan Glynn
65 Story Street, South Boston |
| 25. | Z-8336 | 2/11/86 | Stephen Chance
123A-127 Falcon Street
East Boston |
| 26. | Z-8358 | 2/11/86 | Gilbert R. Lavoie, M.D.
1828-1832 Centre Street
West Roxbury |
| 27. | Z-8044-8050,
8052 &
Z-8386-8389 | 1/28/86 | R & S Machine Company
137-143 & 161-171 Walnut Street
Dorchester |

MEMORANDUM

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LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 1/28/86 Z-8193-8194
Emilios Ventouris
540-544 Tremont Street
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Combine buildings for four apartments, six retail
stores, antique store and restaurant.

Violation(s): Retail stores are forbidden use.
Change in nonconforming use.

VOTED: In reference to petitions Z-8193-8194,
Emilios Ventouris, 540-544 Tremont Street, Boston,
for two forbidden use and change in nonconforming
uses for combined occupancy: four apartments,
six retail stores, antique store and restaurant
in an apartment (H-3) district, the Boston
Redevelopment Authority recommends approval with
proviso that plans are submitted to the Authority
for design review approval. Proposal is consistent
with local business and residential neighborhood.
Appellant has met with Eight Street Neighborhood
Association and has support of abutters.

540-542 TREMONT ST. BOSTON

Board of Appeal Referrals

1/23/86

Hearing: 1/28/86 Z-8195
South Boston Neighborhood House
521 East Seventh Street
South Boston

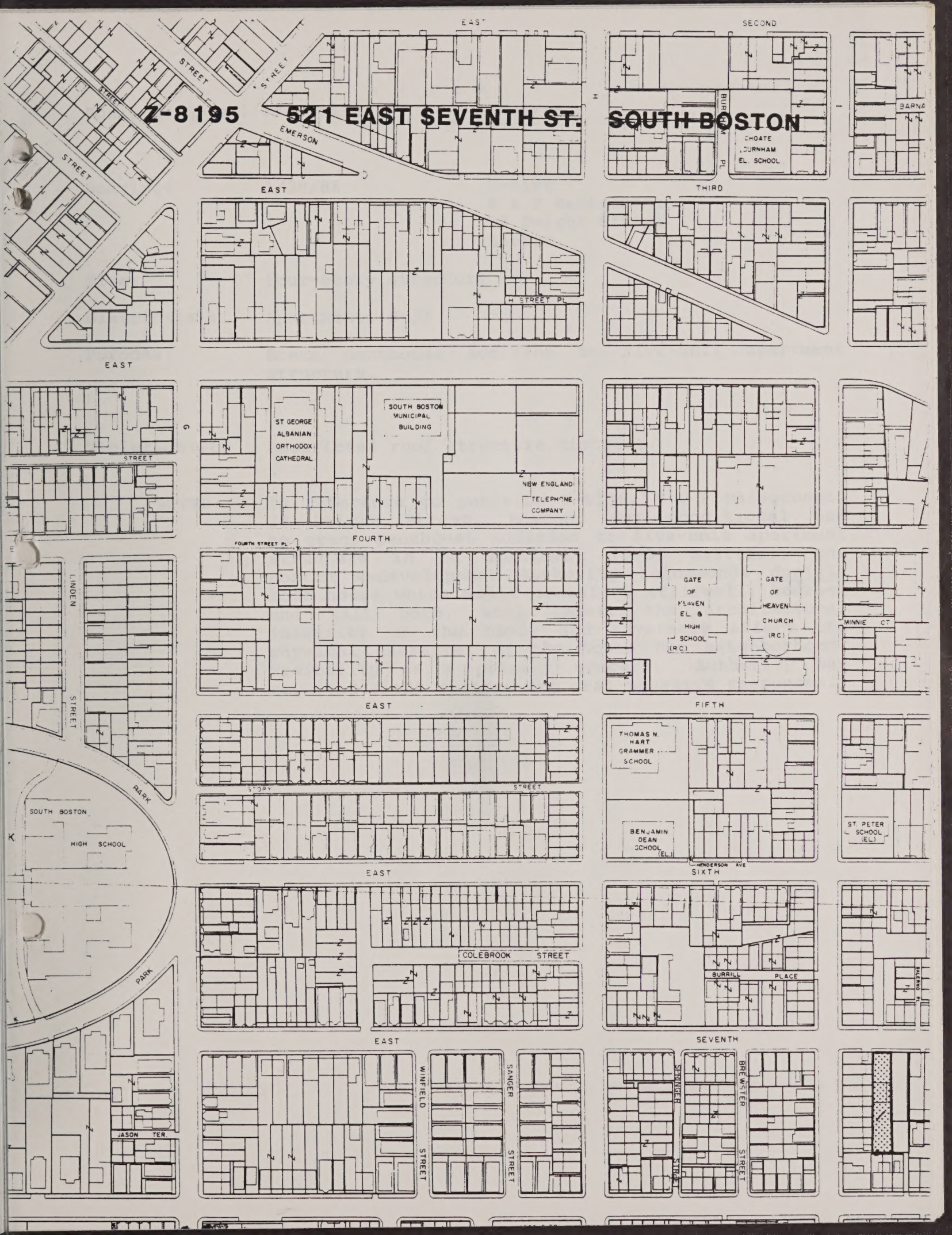
Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Increase capacity of After School Program from
24 to 40 children.

Violation(s): Day care center is conditional use.

VOTED: In reference to petition Z-8195, South Boston Neighborhood House, 521 East Seventh Street, South Boston, for conditional use to increase capacity of After School Program from 24 to 40 children in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Increase complies with Department of Social Service recommendation and has support of community. However, petitioner should meet with community and Authority regarding traffic circulation, drop-off and pick-up flexibility and car pools.



Z-8195

521 EAST SEVENTH ST.

SOUTH BOSTON

EAST

THIRD

EAST

G

ST GEORGE
ALBANIAN
ORTHODOX
CATHEDRAL

SOUTH BOSTON
MUNICIPAL
BUILDING

NEW ENGLAND
TELEPHONE
COMPANY

FOURTH

FOURTH STREET PL

EAST

FIFTH

GATE
OF
HEAVEN
EL &
HIGH
SCHOOL
(RC)

GATE
OF
HEAVEN
CHURCH
(RC)

MINNIE CT

THOMAS HART
GRAMMER
SCHOOL

BENJAMIN
DEAN
SCHOOL (EL)

ST. PETER
SCHOOL (EL)

SIXTH

BURRILL PLACE

EAST

SEVENTH

WINFIELD
STREET

SANGER
STREET

BRENNER
STREET

JASON TER

Board of Appeal Referrals

1/23/86

Hearing: 1/28/86

Z-8196
H & P Management
28 Dwight Street
Boston

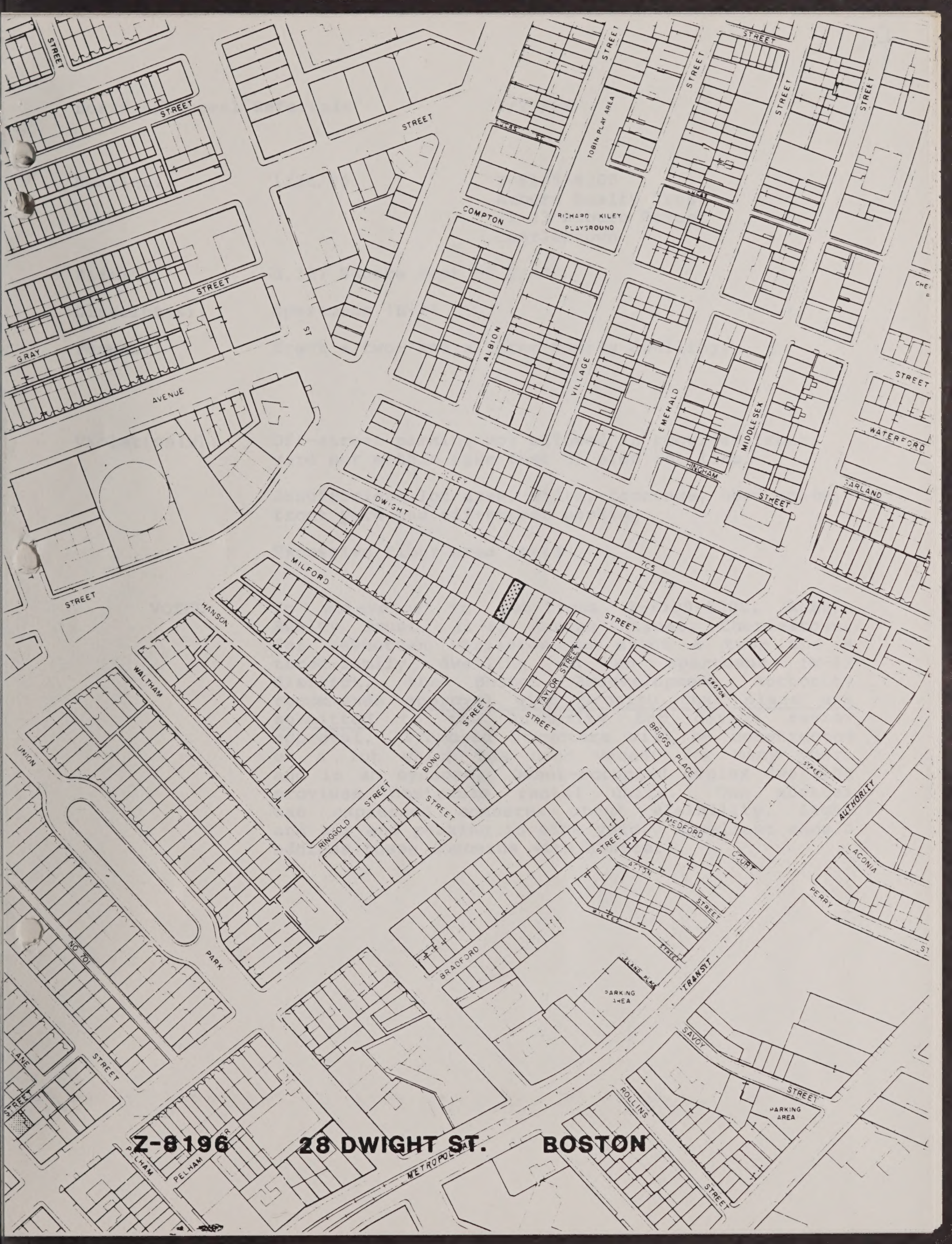
Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Erect penthouse addition to five-unit apartment structure.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-8196, H & P Management, 28 Dwight Street, Boston, for conditional use to erect penthouse addition to five-unit apartment structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Roof house which would contain a stairwell, bedroom and half bath, will impair the architectural integrity of the block and adversely affect the physical character of the South End neighborhood. Visibility is a primary concern. Authority has received eight written and oral negative responses.



Z-8196

28 DWIGHT ST.

BOSTON

Board of Appeal Referrals

1/23/86

Hearing: 1/28/86 Z-8199-8200
Auburn Realty Trust
41-43 Auburn Street
Charlestown

Site: 3,327 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect a two- and a three-family dwelling.

Violation(s): Off-street parking not allowed in required front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, open space, front yard and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8199-8200, Auburn Realty Trust, 41-43 Auburn Street, Charlestown, for seventeen variances to erect a two- and a three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Proposed structure will be constructed on a lot which has been vacant for many years and is an eyesore. Owner-occupied duplex dwelling provides desirable rental units. One abutter has expressed concerns about visibility, light and air and parking in side yard. Appellant should address these concerns with abutter.

Z-8199-8200

41-43 AUBURN ST. CHARLESTOWN



Z-8199-8200

41-43 AUBURN ST. CHARLESTOWN

Board of Appeal Referrals

1/23/86

Hearing:

1/28/86

Z-8201

Virginia Shanahan
57 St. Andrew Road
East Boston

Site:

2½-story structure

District(s):

Residential, two-family (R-.5)

Purpose:

Legalize occupancy as three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, open space, and front yard.

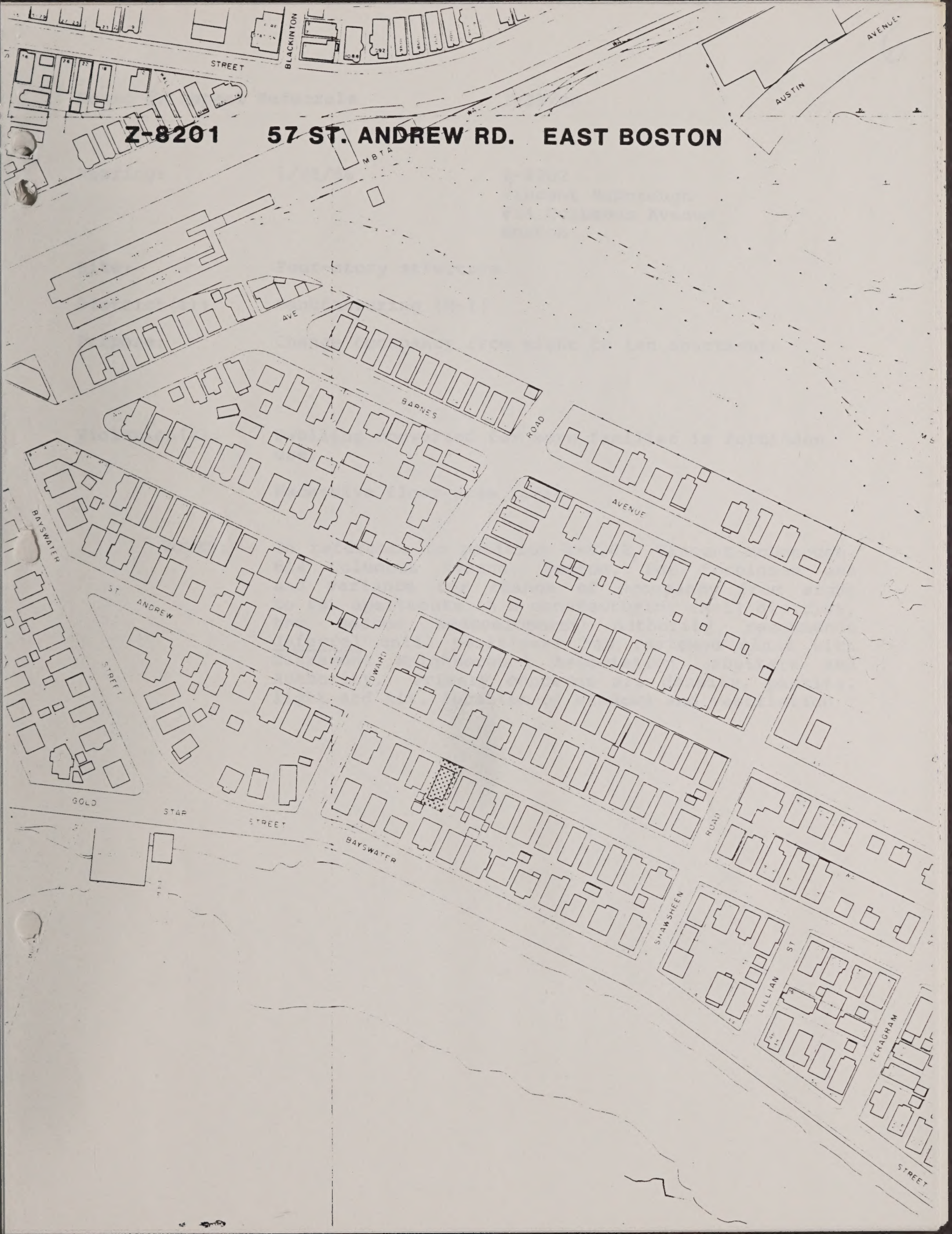
Excessive building height.

VOTED:

In reference to petition Z-8201, Virginia Shanahan, 57 St. Andrew Road, East Boston, for forbidden use and six variances to legalize occupancy as three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Three-family dwelling existing at time of purchase in 1977 is compatible with similar properties in the neighborhood.

Z-8201

57 ST. ANDREW RD. EAST BOSTON



Board of Appeal Referrals

1/23/86

Hearing:

1/28/86

Z-8202

Vincent McDonough
614 Columbus Avenue
Boston

Site:

Four-story structure

District(s):

Manufacturing (M-1)

Purpose:

Change occupancy from eight to ten apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

VOTED:

In reference to petition Z-8202, Vincent McDonough, 614 Columbus Avenue, Boston, for forbidden use and variance for change of occupancy from eight to ten apartments in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral until petitioner has reviewed plans with Claremont Neighborhood Association, abutters and Authority. Primary concerns are density, parking, light and air, location of windows and ventilation.

Z-8202 614 COLUMBUS AVE. BOSTON



Board of Appeal Referrals

1/23/86

Hearing:

1/28/86

Z-8208

James R. Knopp
29 Seaverns Avenue
Jamaica Plain

Site:

2½-story structure

District(s):

Residential, two-family (R-.5)

Purpose:

Legalize two-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED:

In reference to petition Z-8208, James R. Knopp, 29 Seaverns Avenue, Jamaica Plain, for forbidden use and variance to legalize occupancy as two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with provisos: that arrangements be made with the City to pay all taxes presently in arrears; that plans be submitted to the Authority for design review approval. No record of legal occupancy. Occupancy has existed for several years.



Z-8208

29 SEAVERNS AVE. JAMAICA PLAIN

Board of Appeal Referrals

1/23/86

Hearing: 1/28/86

Z-8221
Bradford Winston
94 G Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8221, Bradford Winston, 94 G Street, South Boston, for forbidden use and three variances to legalize occupancy as four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Occupancy is compatible with residential neighborhood. Proposed renovations will improve property.



Z-8221 ROAD **94 G ST.** **SOUTH BOSTON**

Board of Appeal Referrals

1/23/86

9

Hearing: 1/28/86 Z-8222
Vincent Galuna
26 Thurston Street
East Boston

Site: 2½story structure

District(s): Residential, two-family

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, open space and front yard.

Excessive floor area ratio.

VOTED: In reference to petition Z-8222, Vincent Galuna, 26 Thurston Street, East Boston, for forbidden use and six variances to legalize occupancy as three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. No record of legal occupancy. Existing three-family occupancy for several years is compatible with similar properties in residential neighborhood.

Z-8222

26 THURSTON ST.

EAST BOSTON



Z-8222

26 THURSTON ST.

EAST BOSTON

Board of Appeal Referrals

1/23/86

Hearing: 2/11/86 Z-8224
New England Hospital
56 Dimock Street
Roxbury

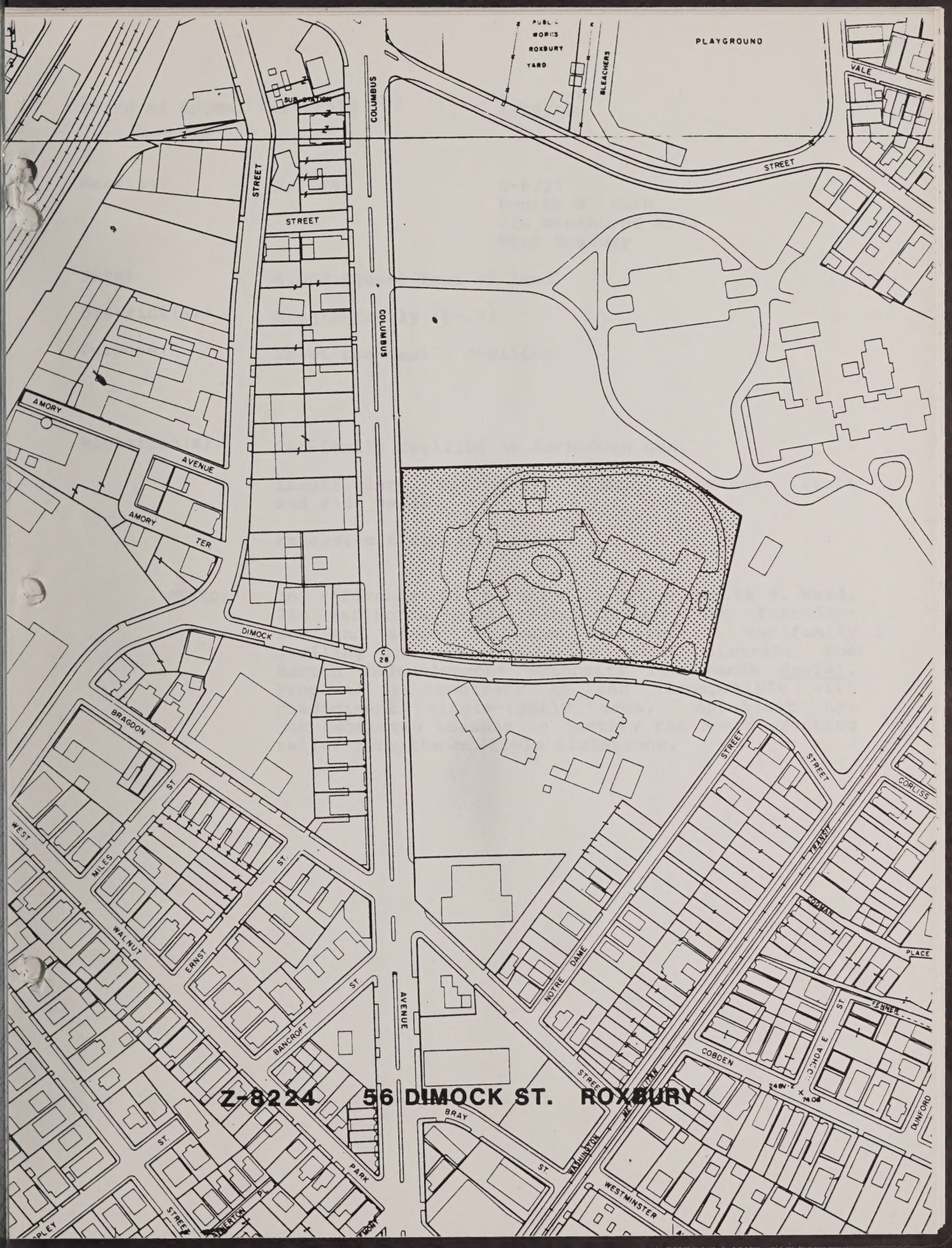
Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy from offices, day care and preschool center to these uses and alcohol outpatient program.

Violation(s): Alcohol outpatient program is conditional use.

VOTED: In reference to petition Z-8224, New England Hospital, 56 Dimock Street, Roxbury, for conditional use for change of occupancy from offices, day care and preschool center to these uses and alcohol outpatient program in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Proposed alcoholism outpatient program in conjunction with petitioner's full-service alcoholism program will provide rehabilitative treatment through counseling and medical care for approximately 35 patients per day. The Health Center further provides substantial community services and is evaluating feasibility of residential development in underutilized portion of site.



Z-8224

56 DIMOCK ST.

ROXBURY

Board of Appeal Referrals

1/23/86

Hearing: 2/11/86 Z-8227
Bonita M. Ward
220 Manthorne Road
West Roxbury

Site: 5,000 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect two-family dwelling

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, width, frontage, front and side yards.

Excessive floor area ratio.

VOTED: In reference to petition Z-8227, Bonita M. Ward, 220 Manthorne Road, West Roxbury, for forbidden use and seven variances to erect a two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposal is contrary to and incompatible with predominant single-family area. Appellant has not submitted reasons to justify the Board granting relief from the multiple violations.

THOMAS J. HYNES FIELD

Z-8227

220 MANTHORNE RD. WEST ROXBURY

Board of Appeal Referrals

1/23/86

Hearing: 2/11/86

Z-8229
Mary T. Sullivan
203 Beech Street
Roslindale

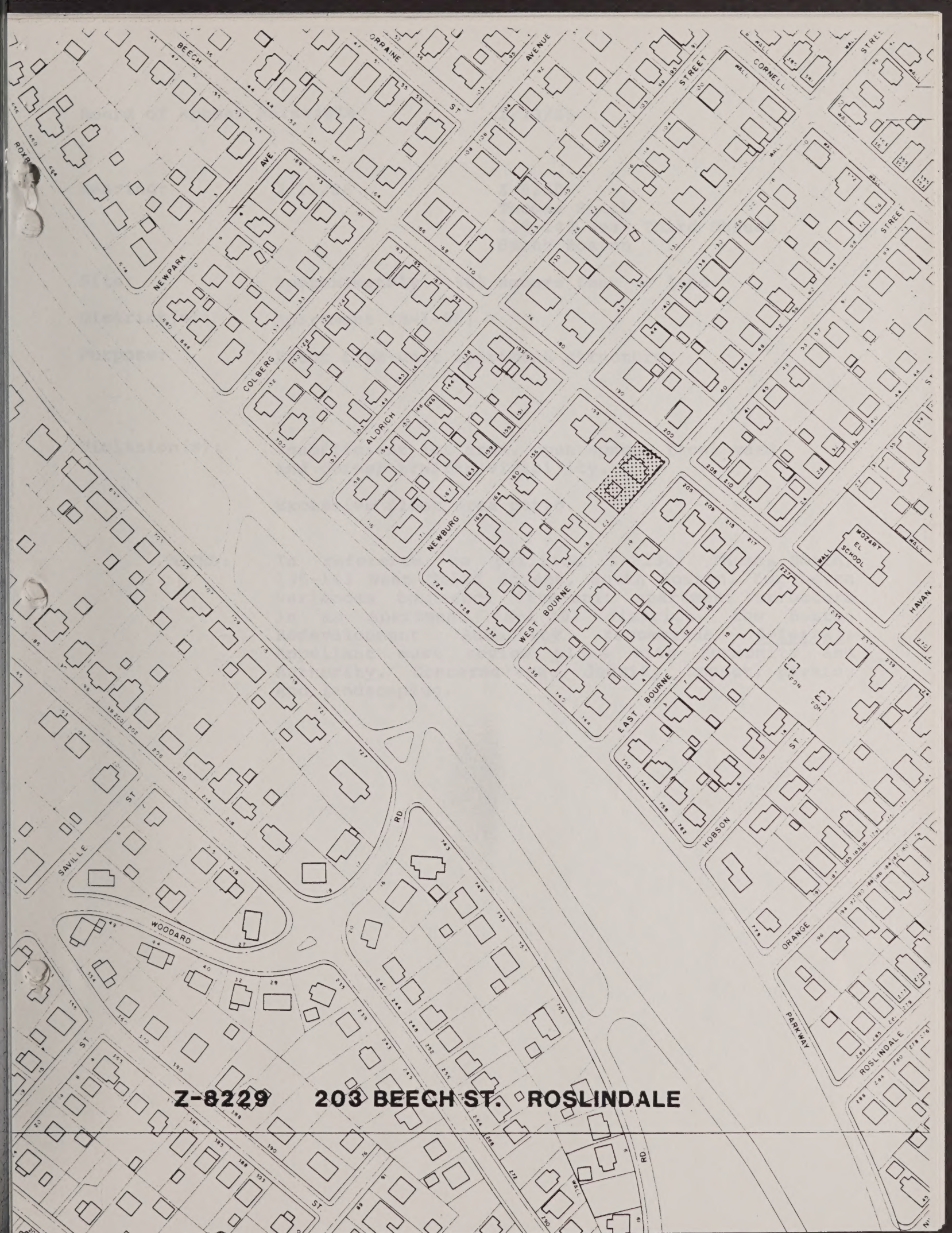
Site: 2½-story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-8229, Mary T. Sullivan, 203 Beech Street, Roslindale, for variance to erect one-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Sun porch addition. Existing side yard violation will not be increased. Abutters have expressed support.



Z-8229

203 BEECH ST. ROSLINDALE

Board of Appeal Referrals

1/23/86

Hearing: 2/11/86 Z-8230
Thomas Smith
135-143 West Third Street
South Boston

Site: Approximately 4,585 square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect five-unit apartment structure.

Violation(s): Insufficient lot area, open space, front yard
and corner traffic visibility.

Excessive floor area ratio.

VOTED: In reference to petition Z-8230, Thomas Smith, 135-143 West Third Street, South Boston, for seven variances to erect five-unit apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. Appellant must review plans with community and Authority. Concerns are: density impact, parking and landscaping.

135-143 WEST THIRD ST.

[illegible]

Board of Appeal Referrals

1/23/86

Hearing: 2/11/86 Z-8231
Timothy J. Sullivan
121 Msgr. P. J. Lydon Way
Dorchester

Site: Vacant land

District(s): Residential, two-family (R-.5)

Purpose: Use premises for parking of 27 cars.

Violation(s): Parking lot is forbidden use.
Insufficient front, side and rear yards.

VOTED: In reference to petition Z-8231, Timothy J. Sullivan, 121 Msgr. P. J. Lydon Way, Dorchester, for forbidden use and three variances to use premises for parking of 27 cars in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that lot accommodate no more than 22 cars; that lot be paved, marked, lighted and landscaped; that plans inclusive of landscaping be submitted to the Authority for design review approval. Parking will be provided for residents of 1-9 Templeton Way and will help relieve area parking problems.



MARY HEMENWAY
PLAYGROUND

LYDON WAY

Z-8231

121 MSGR. P. J. LYDON WAY DORCHESTER

BOSTON
PUBLIC
LIBRARY
ADAMS
STREET
BRANCH

Board of Appeal Referrals

1/23/86

Hearing: 2/11/86 Z-8232
Mark Smith
17 Franklin Street
Charlestown

Site: 2½-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space and rear yard.

Excessive floor area ratio.

VOTED: In reference to petition Z-8232, Mark Smith, 17 Franklin Street, Charlestown, for forbidden use and four variances for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Consistent with residential neighborhood. Dwelling to be owner occupied. Additional rental unit.



Z-8232

17 FRANKLIN ST. CHARLESTOWN

Board of Appeal Referrals

1/23/86

Hearing: 2/11/86 Z-8234
George DeMarco, Jr.
159 Salem Street
Boston

Site: Three-story structure

District(s): Local business (L-2-55)

Purpose: Change occupancy from three- to five-family dwelling; erect two-story roof addition and five-story rear addition.

Violation(s): Dwelling converted for more families is forbidden use.

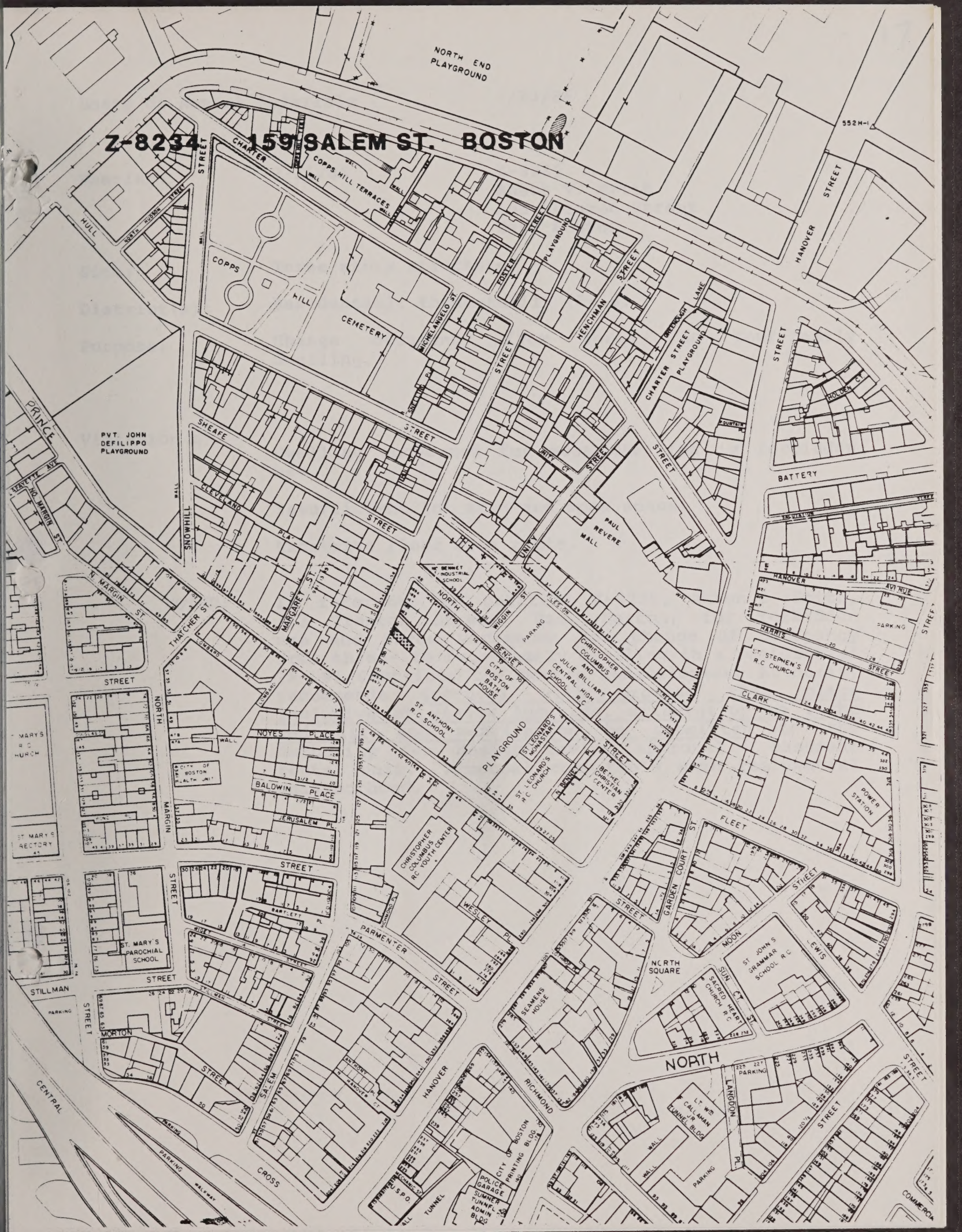
Restricted roof structure district.

Excessive floor area ratio.

Insufficient open space and rear yard.

VOTED: In reference to petition Z-8234, George DeMarco, Jr., 159 Salem Street, Boston, for forbidden use and four variances for change of occupancy from three- to five-family dwelling and erect two-story roof addition and five-story rear addition in a local business (L-2-55) district, the Boston Redevelopment Authority recommends deferral until appellant meets with Authority and community. Several attempts to contact appellant have been unsuccessful. Structure is two stories lower than abutting structures and may be able to accommodate addition. However, the proposed five-story rear structure must be reviewed in terms of impact on air and light to surrounding buildings. The 55-foot height restriction would not be violated.

Z-8234 159 SALEM ST. BOSTON



Board of Appeal Referrals

1/23/86

Hearing: 2/11/86 Z-8235
Anson V. Smith
163 Trenton Street
East Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8235, Anson B. Smith, 163 Trenton Street, East Boston, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of window location, orientation to light and air and ventilation be submitted to the Authority for design review approval. Basement rental unit. Proposal compatible with residential neighborhood.



FALCON

STREET

BROOKS

PUTNAM

WEST EAGLE STREET

EAST

STREET

STREET

PRESCOTT SQUARE

PHILIP H. SHARIDAN SCHOOL

EAST BOSTON HIGH SCHOOL

GOSPEL HALL

WHITE

STREET

PUTNAM SQUARE

BROOKS

STREET

PUTNAM

TRENTON

LEXINGTON

PRINCETON

Z-8235

163

TRENTON ST.

EAST BOSTON

JOSEPH H. BARNES EL. SCHOOL

SACRED HEART (R.C.) CHURCH

CONVENT

SCHOOL

ST. JOHN'S CHURCH

Board of Appeal Referrals

1/23/86

Hearing: 1/28/86 Z-8250
Burger King Corporation
100 Washington Street
Dorchester

Site: Supermarket lot

District(s): Apartment (H-2)

Purpose: Erect take-out restaurant.

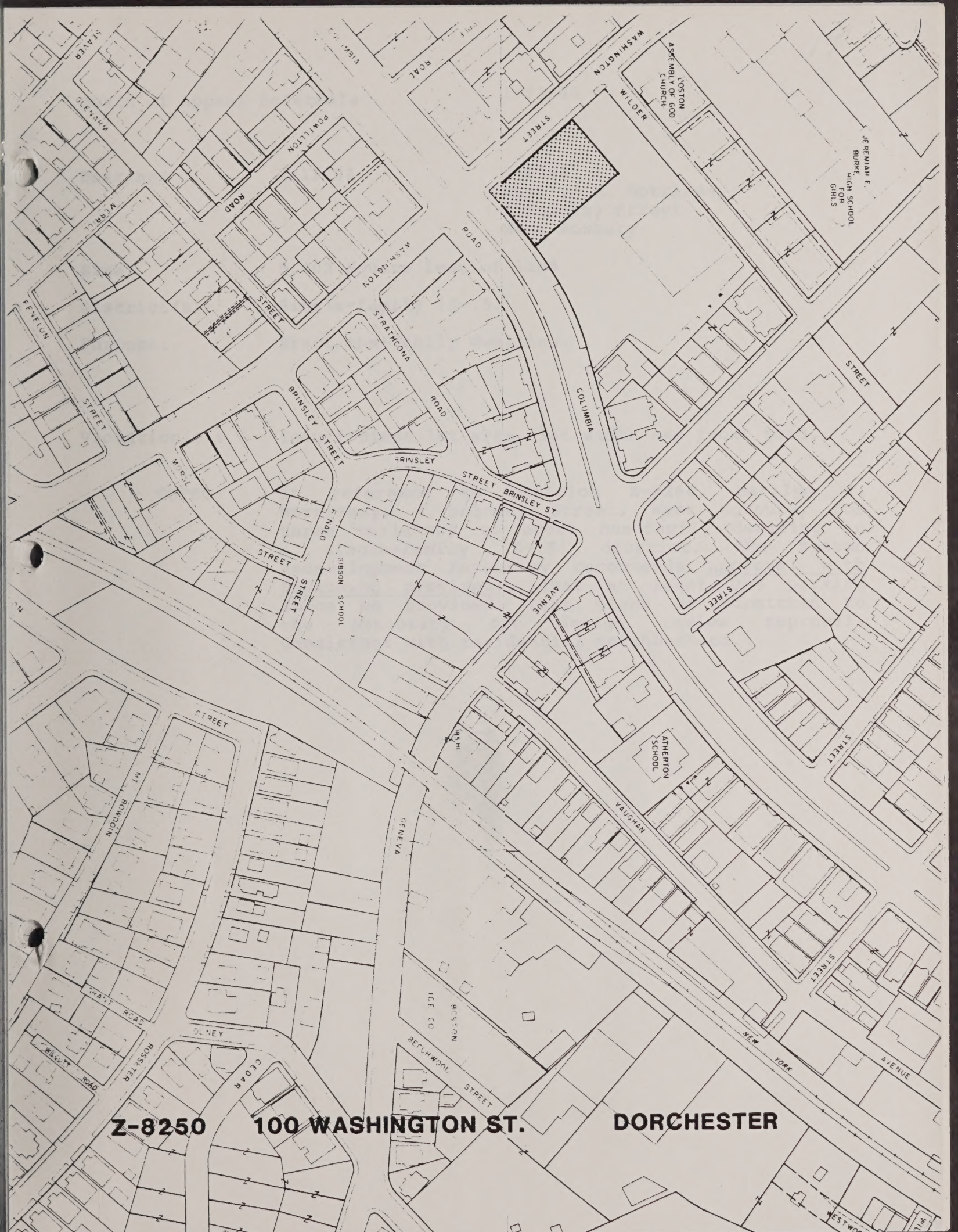
Violation(s): Take-out restaurant is forbidden use.

Off-street parking not allowed within required front yard nor within five feet of side lot line.

Insufficient front yard and corner traffic visibility.

Excessive number, size and height of signs.

VOTED: In reference to petition Z-8250, Burger King Corporation, 100 Washington Street, Dorchester, for forbidden use, conditional use and four variances to erect take-out restaurant in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that signage plans be submitted to the Authority for comprehensive sign design review; that plans be submitted to the Authority for design review approval. Construction of Burger King restaurant adjacent to Stop & Shop supermarket. Ample parking. Facility will provide approximately 60 jobs for students and residents of the neighborhood. Proposal is consistent with Authority planning objectives for the community.



Z-8250

100 WASHINGTON ST.

DORCHESTER

Board of Appeal Referrals

1/23/86

Hearing: 2/11/86 Z-8264
Marilyn M. Morrissey
4 Moloney Street
West Roxbury

Site: 5,403 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, lot width and front yard.

VOTED: In reference to petition Z-8264, Marilyn M. Morrissey, 4 Moloney Street, West Roxbury, for three variances to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with following provisos: that at least one parking space be provided; that plans be submitted to the Authority for design review approval. Consistent with residential neighborhood.

WEST ROXBURY



Board of Appeal Referrals

1/23/86

Hearing: 2/11/86 Z-8265
James Mahoney
37-39 Hampstead Road
Jamaica Plain

Site: 6,981 Square feet of land

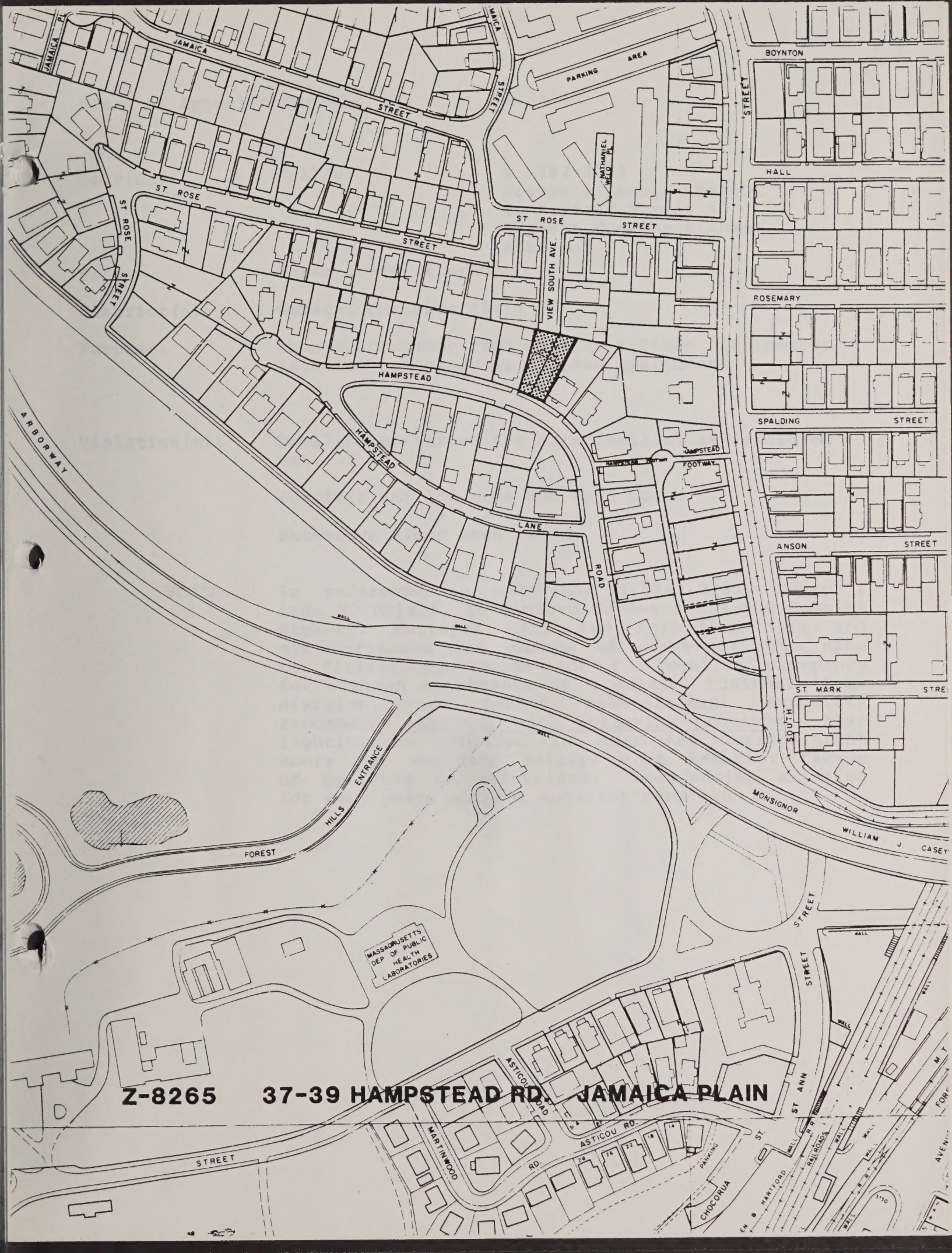
District(s): Single-family (S-.5)

Purpose: Erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, width, frontage, front
and rear yards.

VOTED: In reference to petition Z-8265, James Mahoney,
37-39 Hampstead Road, Jamaica Plain, for forbidden
use and five variances to erect two-family dwelling
in a single-family (S-.5) district, the Boston
Redevelopment Authority recommends approval with
proviso that plans be submitted to the Authority
for design review approval. Multifamily area.
Proposed two-family dwelling would replace two
three-family dwellings damaged by fire several
years ago.



Z-8265

37-39 HAMPSTEAD RD. JAMAICA PLAIN

Board of Appeal Referrals

1/23/86

21

Hearing: 2/11/86 Z-8282-8283
Joseph & Lena S. Halabi
66 Rexford Street &
884-886 Cummins Highway
Mattapan

Site: Three-story structure

District(s): General business (B-1)

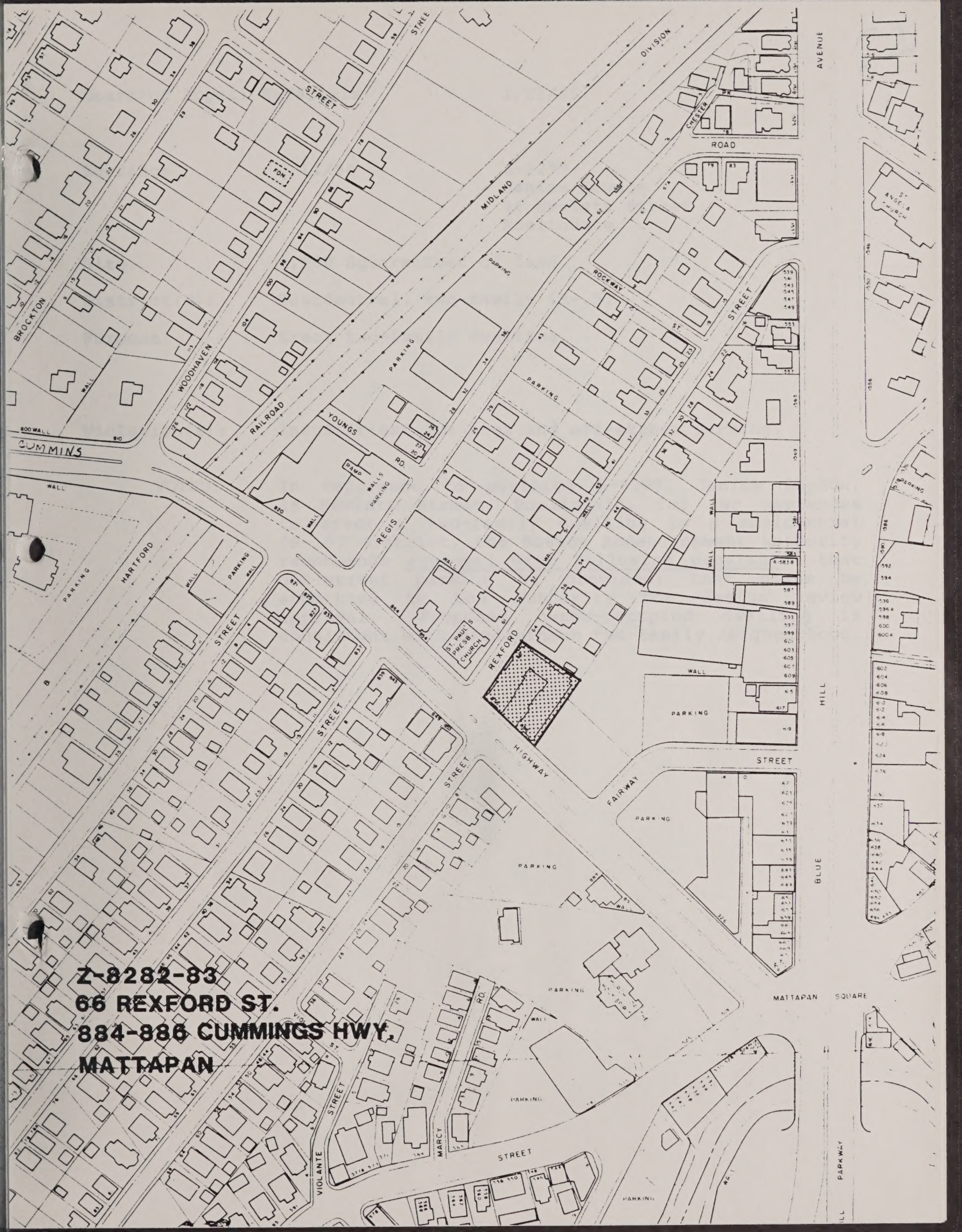
Purpose: Change occupancy from nine to fifteen apartments;
legalize occupancy as sixteen apartments.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8282-8283, Joseph & Lena S. Halabi, 66 Rexford Street & 884-886 Cummins Highway, Mattapan, for two forbidden uses and six variances for change of occupancy from nine to fifteen apartments and to legalize occupancy for sixteen apartments in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with following provisos: that lighting be provided in courtyard during night hours for resident safety; that exterior facade of building be maintained. Occupancies existing for many years without apparent complaint.



Z-8282-83
66 REXFORD ST.
884-886 CUMMINGS HWY.
MATTAPAN

Board of Appeal Referrals

1/23/86

Hearing: 2/11/86 Z-8299
Janice Leydon
86 Hewlett Street
Roslindale

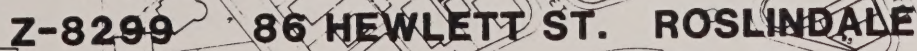
Site: 5,500 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-8299, Janice Leydon, 86 Hewlett Street, Roslindale, for two variances to erect a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with following provisos: that off-street parking be provided; that plans be submitted to the Authority for design review approval. Proposed owner-occupied dwelling is consistent with predominant two-family neighborhood.



Board of Appeal Referrals

1/23/86

Hearing: 1/28/86 Z-8304
Joseph M. Flammia
863 Saratoga Street
East Boston

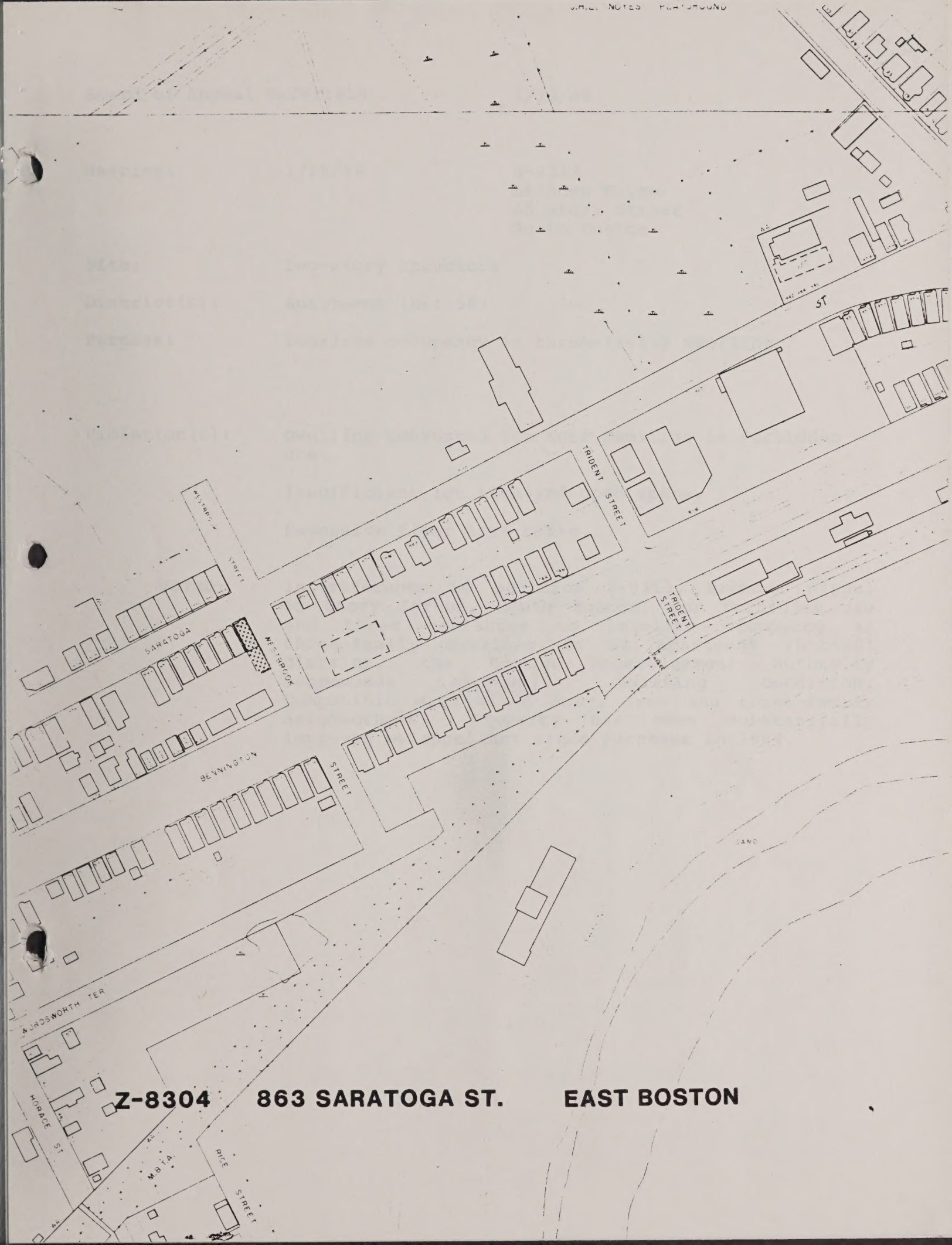
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize four-family dwelling; enclose rear porches
and erect one-story rear addition.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-8304, Joseph M. Flammia, 863 Saratoga Street, East Boston, for two variances to legalize occupancy as four-family dwelling, enclose rear porches and erect one-story rear addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval of change of occupancy, enclosure of three rear porches and denial of rear addition. Plans inclusive of window location, light and air and ventilation should be submitted to the Authority for design review approval. Rear addition to this corner lot structure would be structurally inconsistent with the character of other structures on the block. It would be very visible and could create an unwelcome precedent.



Z-8304

863 SARATOGA ST.

EAST BOSTON

Board of Appeal Referrals

1/23/86

24

Hearing: 1/28/86 Z-8313
Brendan Glynn
65 Story Street
South Boston

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8313, Brendan Glynn, 65 Story Street, South Boston, for forbidden use and three variances to legalize occupancy as three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Existing condition. Compatible with mixed one-, two- and three-family neighborhood. Property has been substantially improved by appellant since purchase in 1984.



Board of Appeal Referrals

1/23/86

Hearing: 2/11/86 Z-8336
Stephen Chance
123A-127 Falcon Street
East Boston

Site: 7,086 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect four-unit apartment structure.

Violation(s): Off-street parking not allowed within required
front yard nor within five feet of side lot line.

Insufficient lot area, open space and rear yards.

VOTED: In reference to petition Z-8336, Stephen Chance,
123A-127 Falcon Street, East Boston, for four
variances to erect four-unit apartment structure
in a residential (R-.8) district, the Boston
Redevelopment Authority recommends approval with
proviso that plans particularly inclusive of
landscaping and parking be submitted to the
Authority for design review approval. Vacant
lot of several years will be improved and
neighborhood enhanced by the condominium structure.



FALCON

STREET

BROOKS

PUTNAM

EAGLE STREET

STREET

STREET

EAST BOSTON
HIGH SCHOOL

GOSSPEL HALL

EAST

PRESCOTT
SQUARE

PHILIP H. SHERIDAN
SCHOOL

WHITE

STREET

PUTNAM
SQUARE

SMOUTH STREET

BROOKS

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STREET

STREET

SACRED
HEART
SCHOOL

SACRED
HEART
R.C. CHURCH

Z-8336

123A-127

FALCON

ST.

EAST BOSTON

JOSEPH H. BARNES
E.L. SCHOOL

ARATOGA

Board of Appeal Referrals

1/23/86

Hearing: 2/11/86 Z-8358
Gilbert R. Lavoie, M.D.
1828-1832 Centre Street
West Roxbury

Site: One-story structure

District(s): General business (B-1)

Purpose: Convert basement storage area of medical office building to offices.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8358, Gilbert R. Lavoie, M.D., 1828-1832 Centre Street, West Roxbury, for variance to convert basement space of medical office structure to offices in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Violation will not adversely impact this general business area. Petitioner has recently rehabilitated this one-story structure, which was in deteriorated condition, and completed groundfloor rear addition.



Z- 8358 1828-1832 CENTRE ST. WEST ROXBURY

Board of Appeal Referrals

1/23/86

27

Hearing: 1/28/86 Z-8044-8050, 8052 &
Z-8386-8389
R & S Machine Company
137-143 & 161-171 Walnut Street
Dorchester

Site: 544,500 Square feet of land

District(s): Waterfront (W-2)

Purpose: Erect four three-story and seven two-story apartment structures--seventy-seven apartments, one-story accessory pavillion, and erect two-story addition.

Violation(s): Three-family dwelling and multifamily dwelling are conditional uses.

Multifamily dwelling is forbidden use.

Accessory pavillion is conditional use.

Parking not allowed within required front yard nor within five feet of side lot line.

Excessive height of building.

Insufficient rear yard.

Flood hazard district.

VOTED: In reference to petitions Z-8044-8050, 8052 & Z-8386-8389, R & S Machine Company, 137-143 & 161-171 Walnut Street, Dorchester, for twelve conditional uses, one forbidden use and eighteen variances to erect four three-story and seven two-story structures--seventy-seven apartments, one-story accessory pavillion and erect two-story addition in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval with continuing BRA design review and approval and provided that the proponent develops a construction plan to be approved by the Authority to minimize noise, dust and traffic disruption impacts and provided that the proponent continues to work with the City and M.D.C. to implement appropriate traffic control measures. Design review will incorporate final approval of massing, open space and pedestrian access to the waterfront, materials, parking and vehicular access, and design and width of Harborwalk along the length of this project. The proponent has worked with the community and

the Authority to redesign the initial project proposal to meet the goals of the Port Norfolk Interim Planning Overlay District. The redesign appropriately addresses issues of visual and pedestrian access to the water's edge; breaking up of the massing and of structures along Walnut Street; and reduction in building heights on Walnut Street from three to two stories. The redesign is incorporated in Site Plan Revised January 3, 1986, Henrich S. Holmes, Architect (base Topographic Plan of Land in Boston, Massachusetts, by Survey Engineers of Boston, dated March 22, 1985). While design is a concern in and of itself, in this waterfront location design has many broad effects on the public rights to access, views and use of the waterfront. The BRA continuing design review will involve review of plans with the Harborpark Advisory Committee and the community.

The proponent has also undertaken extensive environmental review of the project and the Draft Environmental Impact Report the Massachusetts Executive Office of Environmental Affairs MEPA Office has determined the Draft to be adequate. The proponents also are working successfully with the Boston Water and Sewer Commission and the transportation staff to resolve drainage and traffic issues.

The project has undergone extensive review by the community and Harborpark Advisory Committee. The Advisory Committee has recommended approval of the proposal. The Authority recommends that this proposal is consistent with the goals and objectives of the Port Norfolk Interim Planning Overlay District and that an IPOD Permit should be granted by the Board of Appeal.

BEACH

PLAYGROUND

STREET

EXPRESSWAY

TENEAN

STREET

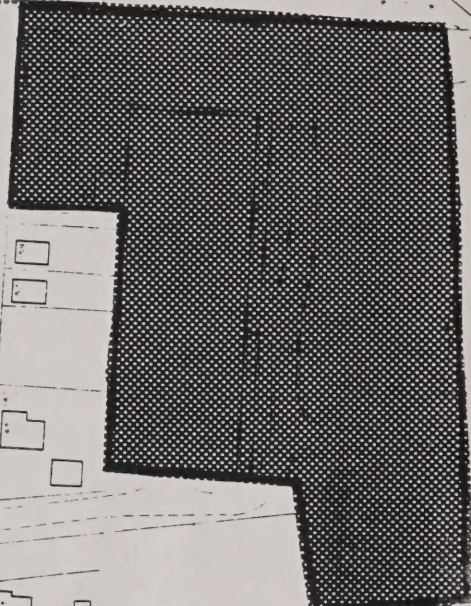
LAWLEY

PORT NORFOLK

EDGESSON

STREET

STREET



Z-8044-8050-8052

Z-8386-8389

137-143 & 161-171 WALNUT ST. DORCHESTER